



1.54 acres/.62 hectares

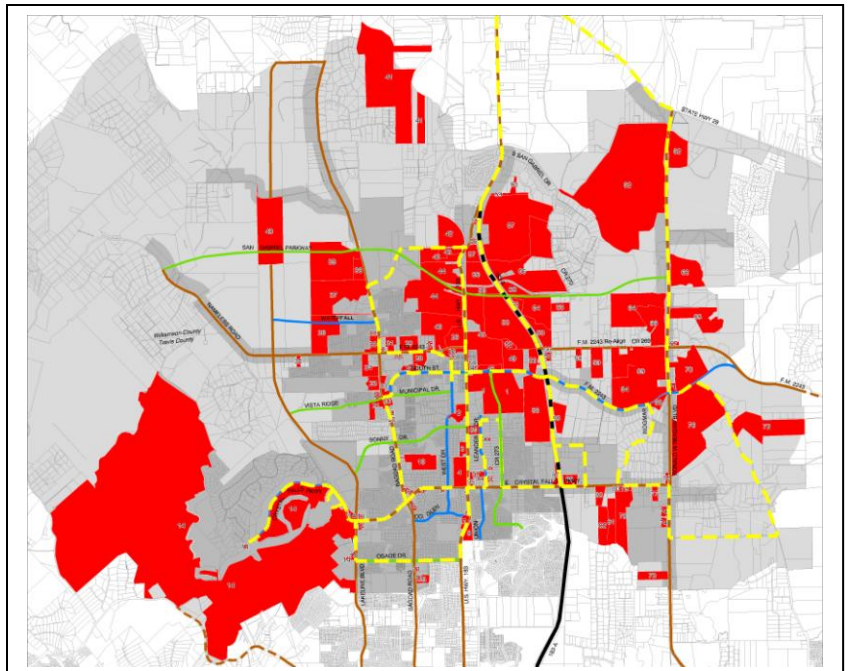
SWC of US 183 and Crystal Falls  
Pkwy. with 400 feet/122 meters of  
frontage

Utilities

Retail Pad Site(s)

Zoning – Retail

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<b>Property</b>			
Total Acreage: 1.54 acres/.62 Hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. Q	
<b>Location</b>			
City: Leander		County: Williamson	
Address/Directions: 1705-1805 US Highway 183 South, on the southwest (SW) Corner of Crystal Falls Parkway and US 183 South			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: frontage		Type of Zoning: General Commercial	
Distance to Interstate Highways: 11 miles/17.7 km			
<b>General Site Information</b>			
Previous Use of Site: Retail Pad Site		General Condition: Excellent	Dimensions: 400 X 168 feet/122 x 51 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes	Lot Size: Negotiable
<b>Improvements</b>			
Road Distance to Rail: 3 miles/4.8 km		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Port of Houston is three hours south-southeast		Other Improvements: Not Applicable	
Fenced: No		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Retail	
Deed Restriction(s): Not Applicable		Covenants: Not Applicable	
<b>Utilities</b>			
City of Leander Services: Department of Engineering, (512) 528-2700		Water – Size of Nearest Line: 8 inches/20.32 cm Pressure: 65 psi/448 kilopascal	Sewer - Size of Nearest Line: 10 inches/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: <a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a>
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: <a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a>
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: <a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a>
<b>Sales Information</b>			
Contact: Ms. Janice Landers	Phone: (512) 535-0262	Facs: (866) 524-1413	Email: <a href="mailto:Janice@strategiccommercialre.com">Janice@strategiccommercialre.com</a> Web Site: <a href="http://www.strategiccommercialre.com">www.strategiccommercialre.com</a>
Sales Price: \$499,000 for pad site		Lease Price: \$23 per square foot plus NNN-1, 1,200 sq. ft. (111 sq. meters) inline retail space	
Comments: Starbucks, Southern's Sports Bar and Cricket-anchored shopping center, please visit <a href="http://www.strategiccommercialre.com">www.strategiccommercialre.com</a> for more details. Retail Pad site is 28,880 sq. ft. (2,683 sq. meters) and will accommodate 3,000 sq. ft. (279 sq. meters) building with drive thru. The dimension across the front is 163.12 (49.7 meters) and 169.12 (52 meters) across the back. The depth is 121.77 (37 meters) on the north side and 128.01 (39 meters) on the south side.			